



City of El Paso – City Plan Commission Staff Report

(Revised)

Case No: SUSU14-00048 Cimarron Canyon Unit One
Application Type: Major Combination
CPC Hearing Date: June 19, 2014
Staff Planner: Alejandro Palma, (915) 212-1607, palmaaj@elpasotexas.gov
Location: North of Northern Pass Road and East of Resler Drive
Acreage: 90.17 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: R-3A/c (Residential/conditions)
Proposed Zoning: R-3A/c (Residential/conditions)
Nearest Park: Commercial # 1 (.02 miles)
Nearest School: Silvestre & Carolina Reyes PK-8 (.62 miles)
Park Fees Required: N/A
Impact Fee Area: Westside Service Area
Property Owner: Cimarron Hunt Communities, LLC.
Applicant: CSA Design Group
Representative: CSA Design Group

SURROUNDING ZONING AND LAND USE

North: R-3A/c (Residential/ conditions)
South: R-3A/c (Residential/ conditions)
East: R-3A/c (Residential/ conditions)
West: C-1 (Commercial); C-3/c (Commercial/ conditions)

PLAN EL PASO DESIGNATION: G4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 90.17 acres of vacant land for 284 single-family lots ranging from 6,291 to 23,080 square feet. The applicant is also proposing a 3.342 acre park site and 3 pocket parks totaling 4.59 acres. Primary access to the subdivision is proposed from Cimarron Canyon Drive. This development is vested under the subdivision code in effect prior to June 1, 2008.

The applicant is proposing the following modifications:

1. To allow for a location map scale of 1" = 1200' instead of 1"=600'.

2. A modification of the 32-foot Local Residential-3 R.O.W. to allow a meandering 7-foot wide sidewalk located outside the R.O.W along the streets adjacent to the park only.
3. A modification of the 32-foot Local Residential-3 R.O.W. to allow a meandering 7-foot wide sidewalk located outside the R.O.W along *Cimarron Park Drive* that is adjacent to the park only.
4. A modification of the Minor Arterial R.O.W from 78-feet to an 80-foot width is requested along the first 125-feet of *Cimarron Park Drive* north of *Northern Pass* only.
5. A modification of the Minor Arterial R.O.W from 78-feet to a 91-foot width is requested along *Cimarron Canyon*, west of the traffic circle and *Cimarron Park Drive*, south of the traffic circle.
6. A modification of the 32-foot Local Residential-3 R.O.W. to allow a trail to be installed along one side of the R.O.W. along *Cimarron Park Drive*, north of *Cimarron Gap* only.
7. A modification of the Alley R.O.W. to allow a landscape buffer & visibility easement along both sides of the R.O.W.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **Approval** of the modification requests and **Approval** of Cimarron Canyon Unit One on a Major Combination basis, subject to the following condition:

- That the City Plan Commission require the applicant to landscape the parkway at the rear of all double frontage lots.

Planning Division Recommendation:

Staff recommends approval with the modifications and condition. As per Section 19.04.170 (Modification of conditions):

A-3. The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.

City Development Department - Land Development

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

1. Label existing and proposed contours numbers legibly.
2. Label and dimension all proposed drainage improvements dimension drainage easement traversing through block #13 by bearing and distance.

Parks and Recreation Department

We have reviewed **Cimarron Canyon Unit One**, a major combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision consists of **284** Single-family dwelling lots, includes a 3.342 acre "Park" site and (3) Pocket Parks (0.245 acre, 0.666 acre & 0.335 acre) for a total "Parkland dedication" of 4.59 Acres.

This subdivision is part of the Ranchos Las Lomas Amended Concept Plan.

This plat meets and exceeds the minimum "Parkland" requirements as required per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** therefore; we have no objections to this subdivision application - Excess "Parkland" credits (1.75 acres) shall NOT be carried over to any other subsequent / adjacent subdivisions.

We offer the following **informational comments** to assist Applicant in the design of the new Park's construction drawings.

Please note that design layout (Concept & Final) need to be coordinated with Parks Department for review and approval and are to include at minimum the following improvements:

1. Refer to Park's Design & Construction Standards.
2. Irrigation System shall be designed by a Licensed Irrigator Registered in the State of Texas, in good Standing, with a minimum 5 years' experience, and with a minimum of 10 designs of comparable size systems.
3. Irrigation System must be designed to accommodate site static water pressure or a pump must be incorporated to accommodate design criteria.
4. Note for all park improvements (sidewalks, Ramps, etc) and paved Hike/Bike trails (if applicable) to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
5. Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision/park improvement plans is subject to applicant providing proof of the project registration - PLD # (Registration Number) is provided.
6. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site – Any utilities with-in the parkway need to be underneath the proposed sidewalk and buried at 5' minimum.
7. Provide frontage lighting along adjacent Public Street rights of way. Engineer to coordinate with E.P.E.Co., Land Development, and Parks Dept. light poles & conduit placement for perimeter lighting prior to street paving; perimeter street lighting shall be coordinated for light poles to be installed at max. 300' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
8. Developer shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, minerals availability, water infiltration, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure existing soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.

9. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches as required for proper planting as per Parks Design & Construction Standards.
10. Any unsuitable soil materials not approved by Parks Department are to be removed, disposed-off, and replaced with top soil to a minimum depth of 12 inches.
11. Any rock walls, retaining walls, or fences to be constructed along the park abutting residential sites need to be off of the Park and to be constructed by Developer if required in order to minimize disturbance to the park improvements.
12. Provide grading as flat as possible (2%-3% case by case) so that the park site does not sit lower than six inches (6") from any top of curb elevation, throughout. Any low spot must have at minimum a surface area of 30,000 square feet to insure that any storm water is dispersed over a large area. Any sloped areas shall be at the max. 1 vertical : 20 horizontal (5%) and shall insure that proposed grades will keep water away from hard surfaces.
13. Any sloped areas (if flatter areas are not feasible) along park's frontages shall be at the max. 1 vertical : 20 horizontal (5%) and along residential or commercial areas at max. 1 vertical : 4 horizontal (25%) with a minimum 15 bench or as determined according to the park improvements review at adjacent properties.
14. If any slopes are required along residential sides there is a need to have a minimum five feet (5') benches at top and toe of slopes and to be kept clear of any improvements such as rock walls, walk path or sidewalks.
15. Provide adequate cross-sections enough to better understand the finished improvements.
16. Grading and drainage plan for the site, to be reviewed and approved by Parks Department.
17. Applicant / Contractor are required to obtain irrigation and any other required permit(s) from Development Services (BP&I) Building Permits & Inspections Division.
18. At minimum, a 7' wide concrete sidewalk is required all along the park's frontage.
19. Park improvements shall be in accordance to the requirements of the current Park and Open Space ordinance Section 19.20
20. Construction of Park improvements need to be coordinated and inspected by Parks Department.
21. Park Site acceptance is contingent upon completion of all street improvements abutting the park.

El Paso Water Utilities

We have reviewed the above referenced subdivision and provide the following comments:

1. EPWU does not object to this request
2. The subject property is located within the Westside Impact Fee Service Area. Impact fees for will be assessed and collected at the time the El Paso Water Utilities receive an application for water and sanitary sewer services.

Water:

3. There is an existing 24-inch diameter water main extending along Resler Drive, fronting the subject subdivision. This water main is part of the C.C.C. 1 Pressure Zone and can provide water service at 50-psi at elevation 4,060-feet.
4. There is an existing 12-inch diameter water main extending along Northern Pass Drive, from Resler Drive to Black Mesa Drive. This water main is part of the C.C.C. 1 Pressure Zone and can provide water service at 50-psi at elevation 4,060-feet.
5. There is an existing 8-inch diameter water main extending along High Plains Drive. This water main is located in the Falls at Cimarron Unit 1 Subdivision, northeast of the subject property. This water main is part of the Sierra Hills 1 Intermediate Pressure Zone.
6. Water pressure between 35-psi and 50-psi is expected between ground elevation 4,094-feet and 4,060-feet. The EPWU requests that the Developer construct single level houses between ground elevation 4,060-feet and 4,094-feet, until a high pressure water main that will extend from the C.C.C. 2 Pressure Zone is constructed. Water service to lots located above elevation 4,094-feet cannot be provided until the high pressure water main is installed.

Sewer:

7. There is an existing 8-inch diameter sanitary sewer main extending along North Pass Drive that is available for service.
8. There is an existing 15-inch diameter sanitary sewer main extending along Resler Drive.

Reclaim:

9. There is an existing 16-inch diameter reclaim water main extending along Resler Drive.

General:

10. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Sun Metro

No comments received.

El Paso Fire Department

No comments received.

911

No comments received.

El Paso Electric Company

No comments received.

Canutillo Independent School District

No comments received.

Additional Requirements and General Comments:

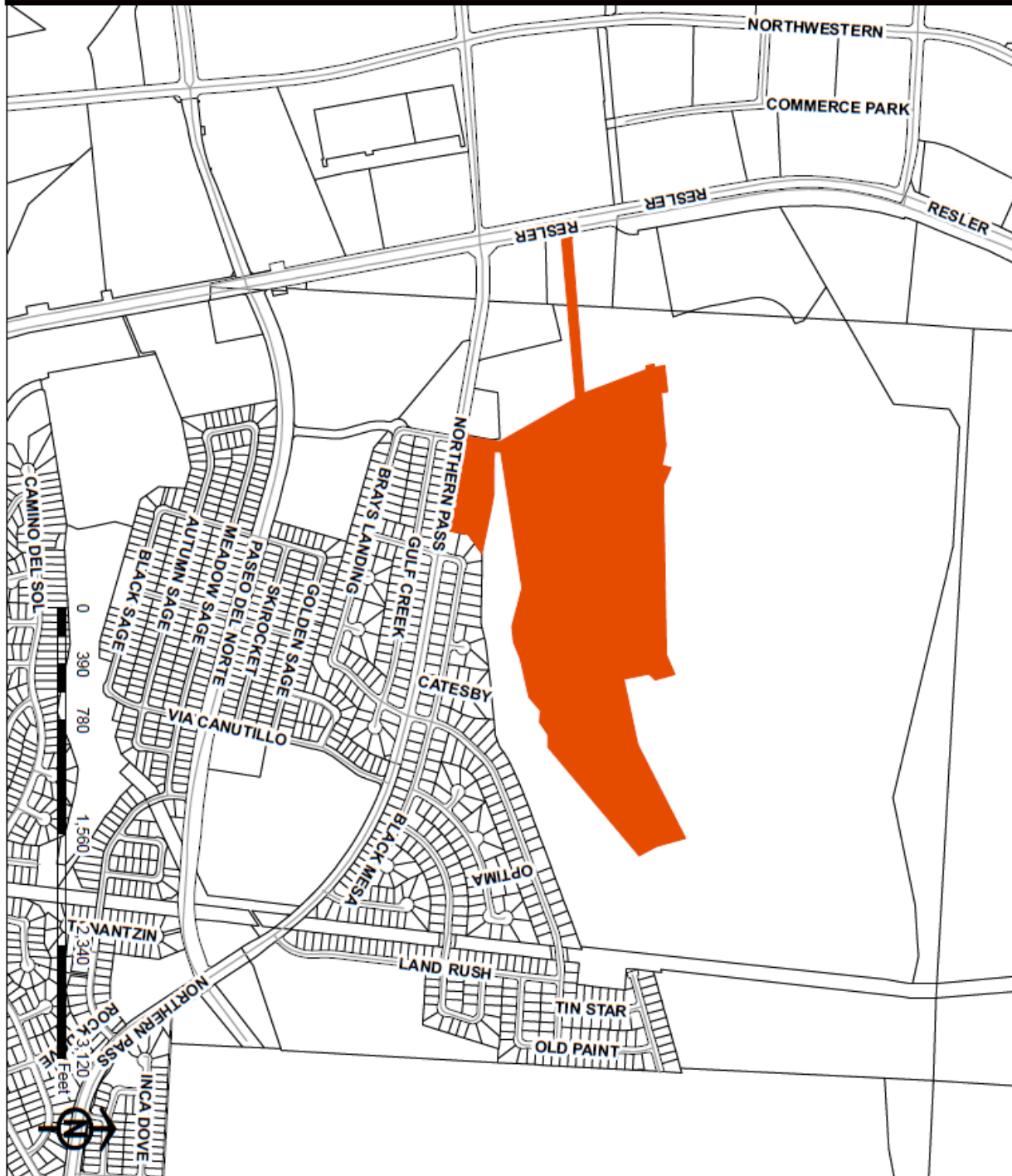
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Modification request letter
6. Application

ATTACHMENT 1

Cimarron Canyon Unit One



ATTACHMENT 2

Cimarron Canyon Unit One



A detailed topographic map of the Cimarron area. The map features a network of roads, including Cimarron Park Drive, Cimarron Canyon Drive, and Rabbit Street. The Cimarron River is highlighted in blue, winding through the landscape. The terrain is depicted with contour lines, and various land parcels are outlined in yellow. Several areas are shaded in green, likely representing parks or undeveloped land. The map is oriented with the river flowing generally from the top right towards the bottom left.

This is a detailed site plan for a residential development. The plan shows a network of streets including Cimarron Canyon Drive, Cimarron Park Drive, and Cimarron Valley Drive. A large green area is labeled 'CIMARRON PARK DRIVE'. A yellow line indicates the 'MATCH LINE'. The plan includes numerous lot numbers and street names.

ATTACHMENT 5

csa design group, inc.



www.csaengineers.com

1845 Northwestern Dr. Ste C
El Paso, Texas 79912

tel 915.877.4155
fax 915.877.4334

June 10, 2014

Mr. Alejandro Palma
Planner
City of El Paso
222 S. Campbell Street, 2nd Floor
El Paso, TX 79901

Reference: Street Cross-Section Modification Request
Cimarron Canyon Unit One

Dear Mr. Palma:

On behalf of Cimarron Hunt Communities, GP, LLC, we present this letter requesting a modification of the major & minor arterial street cross-section right-of way's (R.O.W.). The modification requests are as follows:

- A modification of the 32-foot Local Residential-3 R.O.W. to allow a meandering 7-foot wide sidewalk located outside the R.O.W along the streets adjacent to the park only. The proposed sidewalk meanders through the park and varies in distance from a minimum of 0-feet up to a maximum of 12.50-feet from the face of sidewalk to the City R.O.W. Please note that the City of El Paso Park's Department has reviewed & approved the proposed design modification.
- A modification of the 32-foot Local Residential-3 R.O.W. to allow a meandering 7-foot wide sidewalk located outside the R.O.W along *Cimarron Park Drive* that is adjacent to the park only. The proposed sidewalk meanders through the park and varies in distance from a minimum of 0-feet up to a maximum of 12.50-feet from the face of sidewalk to the city R.O.W. This request also includes a 10-foot wide sidewalk to be installed adjacent to the back of curb along a length of up to 70-feet at the proposed parking area. Please note that the City of El Paso Park's Department has reviewed & approved the proposed design modification.
- To accommodate a transition within the R.O.W., a modification of the Minor Arterial R.O.W from 78-feet to an 80-foot width is requested along the first 125-feet of *Cimarron Park Drive* north of *Northern Pass* only, where the roadway transitions from a 52-foot R.O.W. to 91-feet.
- To accommodate a wider landscaped median proposed by the Developer, a modification of the Minor Arterial R.O.W from 78-feet to a 91-foot width is requested along *Cimarron Canyon*, west of the traffic circle and *Cimarron Park Drive*, south of the traffic circle.

- A modification of the 32-foot Local Residential-3 R.O.W. to allow a trail to be installed along one side of the R.O.W. along *Cimarron Park Drive*, north of *Cimarron Gap* only.
- A modification of the Alley R.O.W. to allow a landscape buffer & visibility easement along both sides of the R.O.W.

Thank you for your assistance in this matter. Should you have any questions, please feel free to contact me at (915) 877-4155, ext. 121 at any time.

Sincerely,
CSA DESIGN GROUP, INC.

A handwritten signature in blue ink, appearing to read 'A. Holguin-Ontiveros', with a long horizontal stroke extending to the right.

Adrian I. Holguin-Ontiveros, E.I.T.
Project Engineer

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: May 30, 2014

FILE NO. SUSU14-00048

SUBDIVISION NAME: Cimarron Canyon Unit 1

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)

Being a portion of Tract 1B2, Nellie D. Mundy Survey 242 and Tract 62E2, W.H. Glenn Survey 241, City of El Paso, El Paso County, Texas.

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>60.10</u>	<u>284</u>	Office		
Duplex			Street & Alley	<u>23.95</u>	<u>16</u>
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>4.59</u>	<u>4</u>	Open Space & Monument Corners	<u>1.25</u>	<u>12</u>
School			Drainage ROW	<u>0.28</u>	<u>6</u>
Commercial			Total No. Sites		<u>322</u>
Industrial			Total (Gross) Acreage	<u>90.17</u>	

3. What is existing zoning of the above described property? R-3A C Proposed zoning? _____
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____
5. What type of utility easements are proposed: Underground X Overhead _____ Combination of Both _____
6. What type of drainage is proposed? (If applicable, list more than one)
Underground storm sewer collection system with stormwater ponds to manage stormwater discharge from the development.
7. Are special public improvements proposed in connection with development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No _____
If answer is "Yes", please explain the nature of the modification or exception Street cross-section modification as noted in attached modification request letter.
9. Remarks and/or explanation of special circumstances: _____
10. Improvement Plans submitted? Yes _____ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No _____
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights
Please see attached.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

12.	Owner of record	Cimarron Hunt Communities, GP, LLC, 4401 N. Mesa, El Paso, TX	79902	915-298-0418
		(Name & Address)	(Zip)	(Phone)
13.	Developer	Cimarron Hunt Communities, GP, LLC, 4401 N. Mesa, El Paso, TX	79902	915-298-0418
		(Name & Address)	(Zip)	(Phone)
14.	Engineer	CSA Design Group, Inc., 1845 Northwestern Dr, Ste C, El Paso, TX	79912	915-877-4155
		(Name & Address)	(Zip)	(Phone)

aontiveros@csaengineers.com

Refer to Schedule C for
current fee.

OWNER SIGNATURE:

REPRESENTATIVE:

Cimarron Hunt Communities GP, LLC
[Signature], President
[Signature]

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.